



Alan C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA



Department of Toxic Substances Control

5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

October 7, 2005

Mr. Philip Mook
AFBCA/DD-Norton BRAC Environmental Coordinator
3411 Olson Street
McCellan, California 95652-1071

Dear Mr. Mook:

The Department of Toxic Substances Control (DTSC) received the final Basewide Record of Decision (ROD) for Norton Air Force Base on September 22, 2005 and the signature page on September 29, 2005. This ROD documents the selected remedies for 21 of 22 Installation Restoration Program (IRP) sites, 73 Areas of Concern (AOCs), the Small Arms Range (SAR), Building 752, and the Northeast Base Area groundwater contamination. The Air Force Real Property Agency (AFRPA) proposes an excavation and off-site disposal remedy for Sites 7, 10, 12, 17, AOC 33 and 40, and Building 752. AFRPA also plans to implement institutional controls at Sites 2, 5, 19, and the SAR. At Site 2, the operation, maintenance, and monitoring of landfill containment systems will be continued as described in the Site 2 Landfill Action Memorandum dated May 6, 1996. For the rest of the IRP sites and AOCs, AFRPA proposes no further action.

As set forth in the ROD, a land use covenant must be signed for IRP Site 2 between DTSC and the transferee when AFRPA transfers the site. The landfill received various wastes, including industrial waste and treatment plant sludge and is generating methane gas that has concentrations above the action level for landfill gas control per California Code of Regulations, Title 27, Article 6, Section 20937(a)(1). In addition, DTSC notes that trichloroethylene (TCE) and tetrachloroethene (PCE) are found in soil gas at levels that constitute a hazardous air pollutant listed under section 1317(a) of Title 33 of the United States Code. As such, the landfill contains a "hazardous substance" as defined in California Health and Safety Code section 25316.

The landfill contains "hazardous waste or constituents" and "hazardous materials" as defined at California Health and Safety Code section 25260(d). The property is not suitable for unrestricted use because of the hazardous substances, hazardous wastes or constituents, and hazardous materials present and because of the remedy's containment system, including the required cap and gas control system.

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A presumptive remedy approach was employed at Site 2 that specifically did not completely characterize the waste materials. The BRAC Cleanup Team (BCT) chose not to perform a baseline risk assessment to develop site specific action levels because the data needed to support a risk assessment was limited. DTSC is concerned about the implication that a presumptive remedy calling for a cap and a gas control system may be viewed as not triggering the state land use covenant regulation. If that is the case, presumptive remedies may need to be replaced by lengthy and extensive site characterization and risk assessment.

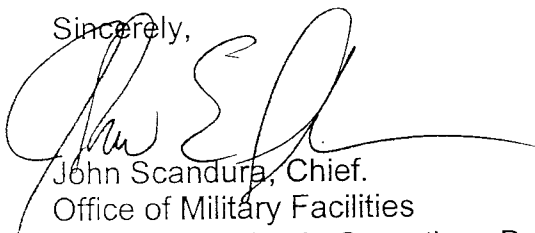
DTSC notes further that other federal and state regulations call for deed notices when closing landfills of this type. Please refer to, 40 CFR 258.6-(i), and State Water Resources Control Board Resolution No. 93-62.

The costs incurred by the State of California in undertaking regulatory oversight of institutional controls will be reimbursed by the Air Force while they own the property. The ROD stipulates that the Air Force will require, as a condition of property transfer, that the transferee make an arrangement acceptable to the State of California to cover the payment of State costs identified by the State of California pursuant to California Code of Regulations, Title 22, Section 67391.1(h). The transferee should assume these obligations. In case the transferee fails to fulfill its obligations, the Air Force will take the responsibility and ensure that institutional controls are enforced.

The signing of this ROD by DTSC does not constitute termination of corrective action obligations or closure of regulated units pursuant to the Resource Conservation and Recovery Act (RCRA) or the California Hazardous Waste Control Law (Health and Safety Code, Chapter 6.5). AFRPA must seek a separate termination of corrective actions through DTSC's Southern California Permitting and Corrective Action Branch (SCPCAB). For the permitted Industrial Wastewater Treatment Plant and its waste lines, AFRPA must also satisfy the RCRA closure through SCPCAB that is independent of this ROD.

DTSC concurs with AFRPA's selected remedies and provides the attached signature page for your record. If you have any questions regarding this letter, please contact me at (714) 484-5456 or Mr. Stephen Niou at (714) 484-5458.

Sincerely,

A handwritten signature in black ink, appearing to read "John Scandura", is written over the typed name and title.

John Scandura, Chief.
Office of Military Facilities
Southern California Operations Branch

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bcc: Mr. Manny Alonzo, Unit Chief
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